141.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,900 / 810,900
					USE VALUE:	810,900 / 810,900
					ASSESSED:	810,900 / 810,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
258		GRAY ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MATHY CHARLES JEAN MARC
Owner 2:	JOSHI SHIVANGI PIYUSH
Owner 3:	
Street 1:	258 GRAY ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	258 GRAY STREET LLC -
Owner 2:	-
Street 1:	18748 PARK GROVE LN
Twn/City:	DALLAS
St/Prov:	TX Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,119 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1938, having primarily Aluminum Exterior and 2080 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6119.000	327,600	400	482,900	810,900
Total Card	0.140	327,600	400	482,900	810,900
Total Parcel	0.140	327,600	400	482,900	810,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 389.86 | /Parcel: 389.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 90966
GIS Ref:
GIS Ref:
Insp Date: 02/22/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 141.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	327,600	400	6,119.	482,900	810,900	810,900	Year End Roll	12/18/2019
2019	101	FV	266,400	400	6,119.	452,700	719,500	719,500	Year End Roll	1/3/2019
2018	101	FV	266,400	400	6,119.	374,200	641,000	641,000	Year End Roll	12/20/2017
2017	101	FV	266,400	400	6,119.	344,000	610,800	610,800	Year End Roll	1/3/2017
2016	101	FV	266,400	400	6,119.	313,900	580,700	580,700	Year End	1/4/2016
2015	101	FV	251,000	400	6,119.	307,800	559,200	559,200	Year End Roll	12/11/2014
2014	101	FV	251,000	400	6,119.	286,100	537,500	537,500	Year End Roll	12/16/2013
2013	101	FV	251,000	400	6,119.	272,200	523,600	523,600		12/13/2012

!10925!

PRINT

Date	Time
12/11/20	01:09:39

LAST REV

Date	Time
06/11/19	11:35:23
danam	
10925	

USER DEFINED

Prior Id # 1:	90966
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
258 GRAY STREET	1505-132		3/28/2017		775,000	No	No		
MILIK MARIUSZ/M	1384-118		5/28/2010		515,000	No	No		
CARILLI THERESA	1293-139		12/2/2004		545,000	No	No		
PUTNAM DOROTHY	1134-33		10/27/1994		223,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/14/2019	199	Insulate	1,232	C				
9/25/2006	803	Redo Bas	85,000			G8	GR FY08	& install 3/4 bth
12/9/2003	1053	Redo Bat	23,975	C		G6	GR FY06	
9/17/1992	452	Manual	2,000					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
1/31/2018	SQ Returned	EMK	Ellen K
2/22/2017	Meas/Inspect	DGM	D Mann
11/8/2008	Meas/Inspect	189	PATRIOT
3/12/2007	Permit Visit	BR	B Rossignol
7/6/2005	Permit Visit	BR	B Rossignol
4/7/2005	MLS	MM	Mary M
11/23/1999	Mailer Sent		
11/10/1999	Measured	243	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6119		Sq. Ft.	Site		0	80.	0.99	9									482,858						482,900	

Total AC/HA: 0.14047 | Total SF/SM: 6119 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 482,858 | Spl Credit | Total: 482,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	140.318
Other Features:	117500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	402423
Depreciation:	74851
Depreciated Total:	327573

COMMENTS

BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2003
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

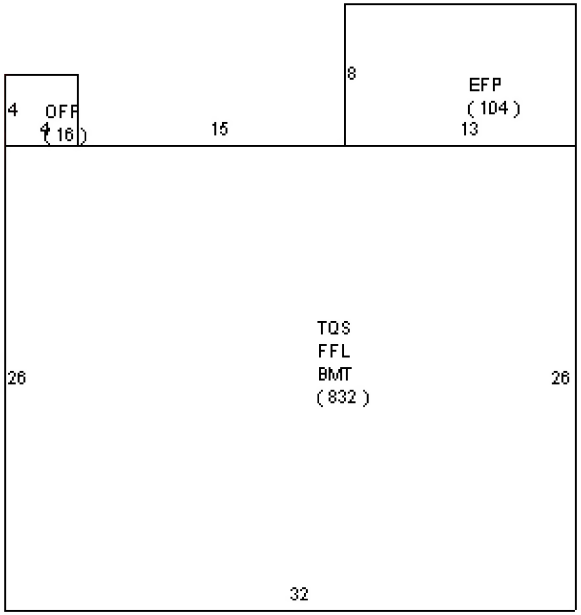
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	140.32
Special Features:	0	Val/Su Net:	136.05
Final Total:	327600	Val/Su SzAd	225.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	832	89.450	74,425
FFL	First Floor	832	140.320	116,745
TQS	3/4 Story	624	140.320	87,559
EFP	Enclos Porch	104	52.860	5,498
OFP	Open Porch	16	43.560	697

Net Sketched Area:	2,408			Total:	284,924
Size Ad	1456	Gross Are	2616	FinArea	2080

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	75	V	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

141.0-0005-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X10	G	FR	1960	6.72	T	51	101			400			400
2	Frame Shed	D	Y	1	8X8	A	AV	2005	0.00	T	11.2	101						

More:	N	Total Yard Items:	400	Total Special Featues:		Total:	400

IMAGE

AssessPro Patriot Properties, Inc